

Amendment 18.8 to the Richmond Hill Official Plan

Oak Ridges Local Centre

May 11, 2023

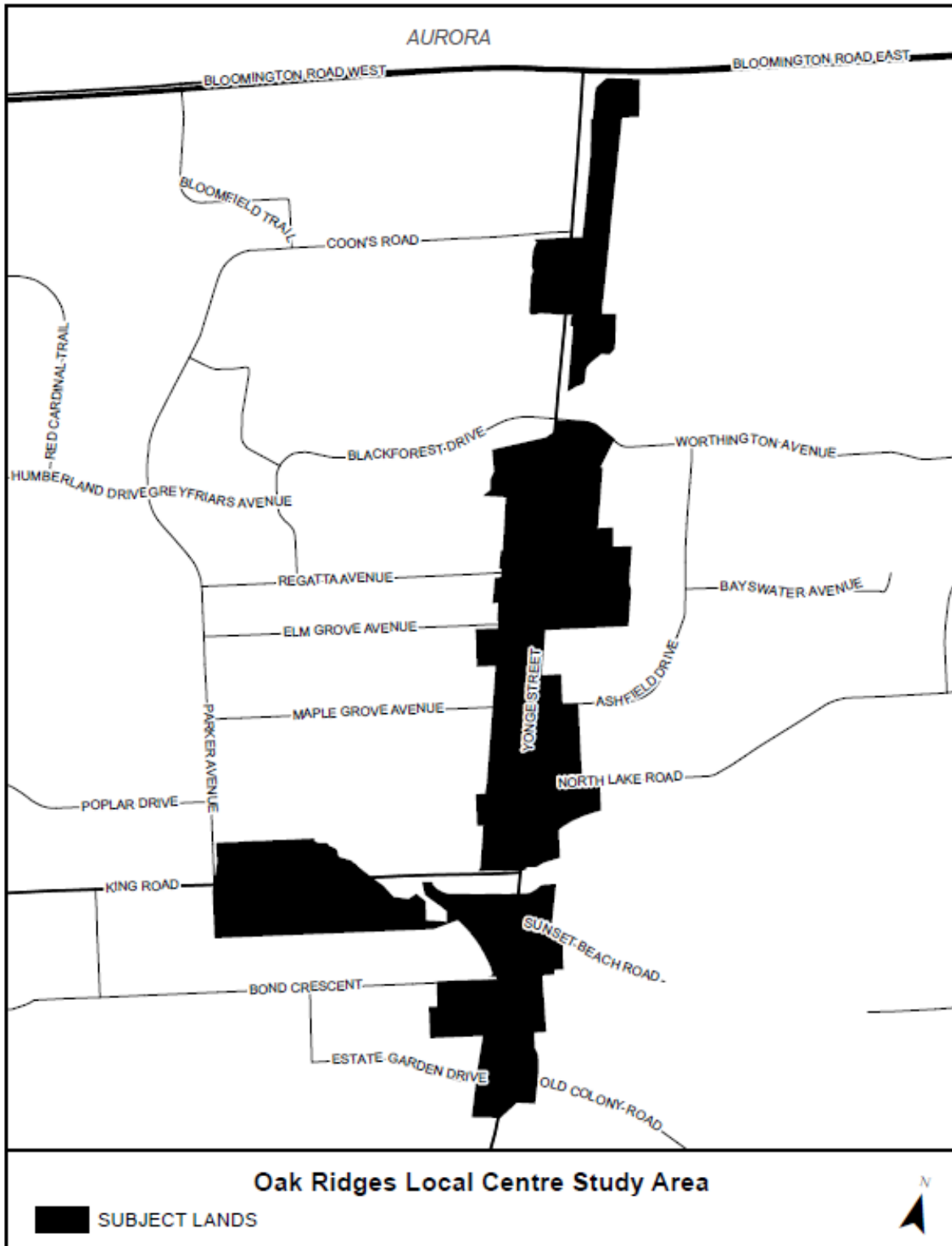
Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan (OPA) is to provide more detailed planning policy and schedules related to the Oak Ridges Local Centre as part of the City Plan Official Plan Update process. This OPA aims to address matters such as long term planning vision for the area, permitted land use, design elements, public realm, mix of land use, density of development, and adjustments to boundaries in an effort to ensure conformity with the Regional Official Plan (2022). This OPA implements City Plan Key Directions endorsed by Council in February 2022, and supports the City's Investment Attraction Strategy, Affordable Housing Strategy, Parks Plan, and Transportation Master Plan. The OPA also intends to support economic development and job creation in the City.

1.2 Location

The Amendment applies to the Oak Ridges Local Centre in the Richmond Hill Official Plan and portions of the Neighbourhood situated north of Blackforest Drive/Worthington Avenue along Yonge Street and south of Bloomington Road, as shown below.



1.3 Basis

The proposed modifications to the Official Plan are intended to implement the following Provincial, Regional and City policies and direction:

- Policies of the *Provincial Policy Statement (2020)*, which encourage compact, mixed-use development to support liveable and resilient communities while considering housing needs (1.3.1(d));
 - In accordance with the PPS, OPA 18.8 directs higher density development within the Local Centre in the form of low- and mid-rise development and it requires development to provide non-residential space for properties that front Yonge Street and the existing amount of non-residential GFA be retained. The non-residential uses may be in the form of retail, commercial, office, and community uses.
 - Through the policies in this amendment, this Local Centre is anticipated to accommodate up to 290 residents and jobs per hectare overall. This translates into approximately 13,000 residents and 4,700 jobs, based on assumptions used at the time of preparing this amendment. Through on-going monitoring of the Official Plan, this approximation of the ultimate buildout of the Local Centre may change.
- Policies of *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, which support the achievement of complete communities by achieving a minimum density target of 160 residents and jobs per hectare in areas served by bus rapid transit (BRT);
 - In accordance with the Growth Plan 2020, OPA 18.8 plans for a complete community within the Oak Ridges Local Centre by integrating a mix of uses in a compact form that provides for amenities and services within a 15-minute walk or 5-minute bike ride. Although the Local Centre is not within a Protected Major Transit Station Area, it is located along a future BRT route, and as such proposes a more compact urban form of development than the surrounding lower density neighbourhood.
- Policies of the *Oak Ridges Moraine Conservation Plan (ORMCP) (2017)*, which focus and contain urban growth within the settlement areas through a mix of uses, transit-supportive densities, and minimizing impacts to ecological functions and hydrological features of the area;
 - In accordance with the ORMCP, OPA 18.8 directs higher density development within the Local Centre and requires a mix of uses with higher densities aligning with future BRT stations to support transit. Density allocations take into consideration environmental constraints in this area including the presence of the Moraine, key natural heritage features, key hydrologic features and functions, and hazard lands.

- Policies of the York Region Official Plan (2022), which identify the Oak Ridges Local Centre and portions of lands presently designated Neighbourhood along Yonge Street north of Blackforest Drive/Worthington Avenue as being located along a Regional Corridor. The ROP directs that these areas function as urban main streets that have a compact, mixed use, well designed, pedestrian friendly and transit supportive built form and allow for active transportation. Furthermore, the Regional Official Plan directs that the scale and form of development address the local context, features and functions of the Oak Ridges Moraine.
 - In accordance with the York Region Official Plan 2022, OPA 18.8 permits non-residential uses throughout the Local Centre and requires development to provide non-residential space for properties that front Yonge Street and that the existing amount of non-residential GFA be retained. The Local Centre will also permit low- and mid-rise development to meet the minimum density target, while addressing the local context, features and functions of the Oak Ridges Moraine.
- Directions provided in the Council endorsed [Key Directions Report](#) related to this area and theme include:
 - Build on the 2010 Official Plan policies for the Oak Ridges.
 - Expand the existing ORLC boundary to support objectives for the Regional Corridor and for building complete communities.
 - Support the mobility hierarchy through modern main street design and compact built-form.
 - Create a gateway at Yonge Street and Bloomington Road.
 - Continue to plan with an ‘environment first’ approach to planning for the Local Centre.
 - Support broader neighbourhoods by providing local goods and services, as well as community amenities.
 - Support tourists/visitors who visit the area to appreciate lakes and forests, through the provision of goods and services related to outdoor recreation.
 - Enhance connections to nearby lakes and forest.
- The proposed amendment is also informed by the [Planning for Change report](#) -July 2021, which provides guidance on updating the Official Plan in a manner that is responsive to anticipated change in the future and will likely impact city building over the long run.

- The proposed amendment is also informed by consultation the City has undertaken to date in relation to the Official Plan Update process. This consultation is documented in the following “What We Heard” reports:
 - [Phase 1: "What We Heard" Phase 1 Summary Report](#)
 - [Phase 2: What We Heard - Business Community Summary Report - July 2021](#)
 - [Phase 2: What We Heard - Centre-Specific Workshops Engagement Summary Report - July 2021](#)
 - [Phase 2: What We Heard - Key Directions Engagement Summary Report - November 2021](#)
 - [Phase 3, Batch 2: What We Heard - Employment and Intensification Areas Engagement Summary Report – February 2023](#)
- Additionally, the proposed amendment is informed by the City’s [Investment Attraction Strategy](#), [Affordable Housing Strategy](#), [2022 Parks Plan](#), and emerging Transportation Master Plan.

1.4 Implementation and Interpretation

The draft amendment is provided in a table format. The first column lists relevant policies of the Official Plan and the second column identifies how policies are to be modified, added or deleted using track changes. To assist the reader, the third column provides an explanation of the proposed change. Schedule 1 is provided to identify how the existing Schedule A1: Land Use presently in the Official Plan is proposed to be modified, while other attached schedules are proposed to be added to Chapter 7 (Schedule F1 and F2) of the Official Plan.

Part Two – Draft Official Plan Policies for OPA 18.8 (Oak Ridges Local Centre)

Official Plan (2023 Consolidation))	OPA 18.8 Proposed Change	Rationale
3.0 CITY BUILDING		
3.1.3 City Structure		
<p>11. Local Centres will accommodate intensification at a scale and intensity that is less than the KDAs. Local Centres will be important community focal points and will develop as revitalized, mixed-use centres with pedestrian-oriented, human-scaled main streets.</p>	<p>[No change]</p>	<p>This policy is from Chapter 3 to provide context. It is foundational to Chapter 4 policies that are intended to provide more detailed guidance.</p>
3.4.1 Urban Design		
<p>16. The City shall promote the establishment of a skyline by directing high-rise built form in a series of pulses that correspond with the centres of the city structure with the highest concentration in the Richmond Hill Centre, followed by Key Development Areas, and then Local Centres. High-rise development may also be permitted in the Regional Mixed-Use Corridors but should not detract from the “pulses” intended to be created within the respective Centres. Detailed policies on height and density for each centres and corridors will be elaborated in Chapter 4 of this Part 1 Plan or secondary plans.</p>	<p>[No change]</p>	<p>This policy is from Chapter 3 to provide context. It is foundational to Chapter 4 policies that are intended to provide more detailed guidance.</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
4.0 LAND USE POLICIES		
4.3 LOCAL CENTRES		
4.3.2 OAK RIDGES LOCAL CENTRE	4.3.2 OAK RIDGES LOCAL CENTRE	
<p>The Oak Ridges Local Centre is focused around the existing commercial corridor in Oak Ridges generally located on Yonge Street between Blackforest Drive and Old Colony Road and on King Road east of Parker Avenue. Within the larger Region, the area continues to function as a centre for environmental, recreational and tourism activities on the Oak Ridges Moraine (ORM). Oak Ridges is envisioned as a <i>low-rise</i>, pedestrian-oriented, human-scaled, mixed-use centre servicing the Oak Ridges community. It is the intent of this Plan that the identity of Oak Ridges be enhanced, taking an environment-first approach through innovative landscape, built form, and environmental design.</p>	<p>The Oak Ridges Local Centre is focused around the existing commercial corridor in <u>the community of</u> Oak Ridges generally located on Yonge Street between Blackforest Drive<u>Bloomington Road</u> and Old Colony Road and on King Road east of Parker Avenue. Within the larger Region, the area continues to function as a centre for environmental, recreational and tourism activities on the Oak Ridges Moraine (ORM).</p> <p><u>The York Region Official Plan identifies this northern stretch of Yonge Street to be a Regional Corridor. In order to support the Regional Corridor and the future bus rapid transit investment along Yonge Street, development should be compact, with a mix of uses, pedestrian friendly and transit-oriented. At build-out this Local Centre will support a minimum density target of 160 residents and jobs per hectare in accordance with the target identified for the Regional Corridor.</u></p>	<p><u>Northern Boundary Expansion</u> Presently, the ORLC is predominantly delineated along parts of Yonge Street and King Road. To help achieve the objectives of complete communities, the boundary of this Local Centre is proposed to be expanded to include vacant or underutilized lands for potential development or redevelopment of a mix of uses and to support the Regional identification of the northern stretch of Yonge Street as a Regional Corridor.</p> <p><u>Boundary Expansion north of King Road</u> The boundary is proposed to be expanded in the area north of King Road. This is to formally recognize past boundary interpretation, existing zoning permissions, and to better align with the location of low and medium density residential areas identified in the expansion to the Puccini Drive Infill Study, while</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
		also avoiding intensification within the floodplain.
	<p><u>Vision</u> <u>The Oak Ridges Local Centre is envisioned to be an active community with a ‘modern town’ feel located on the Oak Ridges Moraine that is green, connected to nature, clean and safe with a walkable and sustainable main street. Creating a compact and “modern main street” built-form will help generate more residents and businesses, which in turn will help support the mobility hierarchy and transit service level of the Yonge BRT line. This area will accommodate Oak Ridges is envisioned as a low-rise to mid-rise, pedestrian-oriented, human-scaled, mixed-use centre servicing the Oak Ridges community. New development shall complement the Oak Ridges character and create an inclusive, people-oriented complete community that also supports aging in place.</u> It is the intent of this Plan that the identity of Oak Ridges be enhanced, taking an environment-first approach through innovative landscape, built form, and environmental design.</p>	<p><u>Vision</u> The vision is based on the proposed vision from the Key Directions Report and additional feedback from the public based on responses from the public survey and workshop.</p> <p>Please note that “mid-rise” is intentionally not italicized as a defined term, to avoid any conflict between policy and definition in the Official Plan, since the intention is to permit mid-rise buildings up to a maximum of 6 or 8 storeys in height, depending on the location, whereas the OP definition for mid-rise specifies a mid-rise building height range between 5-8 storeys. See proposed changes below.</p>
4.3.2.1 LAND USE	4.3.2.1 LAND USE	
It is the policy of Council that: 1. The City shall prepare a Secondary Plan for the Oak Ridges Local Centre in accordance with the policies of Section 5.1 of this Plan.	It is the policy of Council that: [Delete]	This OPA is the secondary planning for this area.

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
<p>2. The predominant use of land in the Oak Ridges Local Centre designation shown on Schedule A2 (Land Use) shall be for mixed-use development.</p>	<p><u>12</u>. The predominant use of land in the Oak Ridges Local Centre designation shown on Schedule A2 (Land Use) shall be for mixed-use development.</p>	<p>No change besides renumbering.</p>
<p>3. The following land uses shall be permitted in the Oak Ridges Local Centre:</p> <ul style="list-style-type: none"> a. <i>Medium density residential</i>; b. <i>Office</i>; c. <i>Commercial</i>; d. <i>Retail</i>; e. <i>Automotive service commercial</i> in accordance with policy 3.4.1.47 of this Plan; f. Community uses in accordance with Section 4.1 of this Plan; g. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and h. <i>Live-work units</i> in accordance with policies 3.3.3.2.9 and 3.3.3.2.10 of this Plan 	<p><u>23</u>. The following land uses shall be permitted in the Oak Ridges Local Centre:</p> <ul style="list-style-type: none"> a. <i>Medium density residential</i>; <u>b</u>. <i>High-density residential</i>; <u>cb</u>. <i>Office</i>; <u>de</u>. <i>Commercial</i>; <u>ed</u>. <i>Retail</i>; <u>fe</u>. <i>Automotive service commercial</i> in accordance with policy 3.4.1.47 of this Plan; <u>gf</u>. Community uses in accordance with Section 4.1 of this Plan; <u>hg</u>. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and <u>ih</u>. <i>Live-work units</i> in accordance with policies 3.3.3.2(9) and 3.3.3.2(10) of this Plan. 	<p>The defined term “<i>high-density residential</i>” is proposed to be added to the list of permitted uses. Per the OP definition, the term “<i>high density residential</i>” simply means a multi-unit apartment form of dwelling unit. As noted below, the Oak Ridges Local Centre is proposed to predominantly be comprised of mid-rise buildings of up to 6 storeys or 8 storeys, depending on the location.</p> <p>Change proposed to assist with locating the policy that is being referred.</p>
	<p><u>Mix of Use</u></p> <p><u>A mix of land uses shall be provided in the Oak Ridges Local Centre to achieve a long-term target ratio of 7</u></p>	<p>This target is proposed in support of the policy above which indicates that the predominant</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
	<u>residents to 3 jobs through the implementation of the following policies.</u>	use of land in this centre is for a mix of uses.
<p>4. To promote a pedestrian-oriented character, the following policies shall apply to <i>retail</i> in the Oak Ridges Local Centre:</p> <ul style="list-style-type: none"> a. <i>Retail development</i> shall be limited to a maximum gross floor area of 5,000 square metres; and b. <i>Retail development</i> with a gross floor area greater than 5,000 square metres shall only be permitted subject to a Zoning By-law Amendment where it can be demonstrated that: <ul style="list-style-type: none"> i. There is a need for the proposed use as demonstrated through a Commercial Needs Study conducted by a qualified professional; ii. The proposed <i>development</i> enhances the character of the area; and iii. The proposed <i>development</i> is not in an enclosed mall. 	[Delete]	The requirement for a commercial needs study and size limitations are proposed to be removed to provide more flexibility and reflect the vision of a mix of uses for this area. The removal of the cap also aligns with the Key Direction to facilitate the provision of businesses that support recreational activities, which typically require more space than other boutique retailers. However, major retail (10,000sqm+) continues to not be listed as a permitted use based on feedback from the public.
<p>5. The maximum density of a development block within the Oak Ridges Local Centre shall be 1.0 FSI. The boundaries of a development</p>	[Delete]	See new policy 6 below, where a density schedule is proposed.

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
<p>block shall be identified in a Secondary Plan for the Oak Ridges Local Centre.</p>		
<p>6. <i>Development</i> shall be encouraged to provide <i>commercial, retail, office</i> or community uses at grade in a mixed-use building form.</p>	<p>6.3. <i>Development</i> shall be encouraged to provide <i>commercial, retail, office</i> or community uses at grade in a mixed-use building form for the portion of the building with direct frontage on Yonge Street.</p>	<p>To ensure a mixed-use centre is created and to foster an animated, pedestrian-oriented main street character, non-residential uses are proposed to be required at grade. It is only required along the Yonge Street frontages since that is where the future BRT will be and where most of the existing non-residential uses are located. There are no plans for the BRT to go along King Road at this time.</p> <p>This policy is intended to support the Key Direction to support the mobility hierarchy through modern main street design and compact built-form, to support broader neighbourhoods by providing local goods and services, as well as community amenities, and to support tourists/visitors who visit the area to appreciate lakes and forests, through the provision of goods and services related to outdoor recreation.</p>

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	<p><u>4. Development on lands with existing retail, commercial, or office uses shall retain or exceed the existing amount of gross leasable floor area devoted to non-residential uses.</u></p>	<p>Although non-residential uses are not proposed to be required at grade on King Road, this policy intends to recognize and protect the existing commercial GFA that exists on King Road and to help maintain it so that this area can continue to have opportunities for jobs and services nearby.</p> <p>This policy is intended to support the Key Direction to support broader neighbourhoods by providing local goods and services, as well as community amenities, and to support tourists/visitors who visit the area to appreciate lakes and forests, through the provision of goods and services related to outdoor recreation.</p>
	<p><u>5. Development is encouraged to provide office use in floors at and/or above grade to support employment opportunities in the Local Centre.</u></p>	<p>This policy is intended to increase office use and support employment opportunities in the area in addition to at grade non-residential requirements. Both at grade and above grade office uses are encouraged.</p>
<p>7. Until such time as Council approves a Secondary Plan for the Oak Ridges Local Centre, applications for <i>development</i> shall be</p>	<p>[Delete]</p>	<p>This OPA is the secondary planning for this area.</p>

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<p>required to submit a concept plan, in accordance with Section 5.2 of this Plan, which demonstrates how the <i>development</i> meets the land use and design policies of this Plan for areas identified as a development block by the City.</p>		
	<p><u>Height and Density</u> <u>6. The maximum site density within the Oak Ridges Local Centre are identified on Schedule F1 (Density Allocation).</u></p>	<p>In general, higher density allocations are proposed along Yonge Street and lower density allocations are along King Road. This is intended to recognize existing development with higher intensification and the location of the future BRT route along Yonge. Lower density allocations are proposed along King Road where a future BRT is not planned at this time. Lower density allocations were also identified in areas constrained by natural heritage or hazards, properties located off of the arterial streets, or to recognize existing established development at a lower level of density.</p>
	<p>[New sidebar text]</p> <p><u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the developable portion of the site area (inclusive of any lands that may be</u></p>	<p>While not part of the OPA, a new sidebar is proposed to be added to this sub-section, to assist with the application of Floor Space Index to determine a maximum gross floor area for a</p>

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	<p><u>dedicated to a public authority for public infrastructure, such as a right-of-way or park) by the maximum Floor Space Index (FSI) allocated to the site or portion of the site.</u></p> <p><u>For clarity, the developable portion of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as hazards and natural heritage</u></p>	<p>development site. The proposed wording reflects common practice.</p>
<p>8. <i>Development</i> shall have a maximum building height of 4 storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontage.</p>	<p>7. <i>8. Development</i> shall have a maximum building height of 4 storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontage. The following height policies shall apply to development:</p> <p><u>a. a minimum height of 2 storeys;</u></p> <p><u>b. a maximum street wall height of 4 storeys, after which a step back for the remaining storeys is required; and</u></p> <p><u>c. a maximum total mid-rise building height of 6 storeys; with the exception of development fronting Yonge Street north of King Road and south of Blackforest Drive and Worthington Avenue, where mid-rise buildings can be up to 8 storeys.</u></p>	<p>This policy is intended to support the Key Direction of supporting the mobility hierarchy through modern main street design and compact built-form; while also implementing Oak Ridges Moraine Plan policies.</p> <p>The 2 storey minimum height limit is proposed to be added to restrict development of any new 1 storey developments (e.g. strip malls, 1 storey commercial) which would not meet the vision of the Local Centre as a “modern main street”.</p> <p>The street wall height is intended to support a human-scale design.</p> <p>Permission for 6 or 8 storeys in policy (c) is based on various</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
		<p>considerations, such as: existing/approved development within the Centre, lot depth, and situations where above-grade parking structures within the podium of a building may be necessary.</p>
	<p><u>8. The maximum height of a building is also dependent on not exceeding the allocated density of development as prescribed in Schedule F1, and the application of the 45 degree angular plane as per Policy 3.4.1(55) of this Plan among other placemaking policies of this Plan.</u></p>	<p>This policy is to emphasize that, in addition to height maximums, built form, density, and angular plane will also be used to determine the maximum height of a building on a site.</p>
<p>4.3.2.2 DESIGN</p>	<p>4.3.2.2 DESIGN</p>	
<p>It is the policy of Council that:</p> <p>Building a Strong, Vibrant Identity and Character</p> <p>1. Development shall enhance the character and identity of the Oak Ridges Local Centre through landscaping, site, and built form design that should be inspired by the natural features of the Oak Ridges area through such measures as maintaining views to the skyline to the south, views and connections to natural features and low impact development technologies.</p>	<p>[No change]</p>	<p>No change.</p>
<p>2. Applications for <i>development</i> shall be in keeping with the design guidelines prepared as part of the Secondary Plan for the Oak Ridges Local Centre. Until such time as Council</p>	<p>[Delete]</p>	<p>This OPA is the secondary planning for this area. As such, this policy is deleted and policy direction regarding design is</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
<p>approves the Secondary Plan, applications for <i>development</i> in the interim shall be assessed on the basis of conformity with the policies of this Plan and the urban design guidelines which have been approved by Council as set out in the North Yonge Street Urban Design Study, 2001.</p>		<p>provided below to achieve the vision for this area.</p>
	<p><u>2. <i>Development shall provide opportunities for the establishment of a gateway focal point through a combination of architectural design, signage, landscaping, and/or public art, at the intersection of Yonge Street and Bloomington Road, that celebrates the identity and character of the community of Oak Ridges as one that values its local environment, and also functions as an entrance to the City.</i></u></p>	<p>This policy is to support the Official Plan and Key Directions Report recommendation that a gateway be created at the intersection of Yonge and Bloomington to create a sense of place for the ORLC and an entrance to the City. This is appropriate because Bloomington Road is the northern edge of the City and Yonge Street is the significant arterial road traversing the City.</p>
<p>3. Built form shall provide limited setbacks to Yonge Street to enhance the sense of enclosure along Yonge Street and to create a pedestrian-oriented main street character.</p>	<p>[No change]</p>	
<p>4. Surface parking areas should be designed to include native, non-invasive landscaping and <i>low impact development</i> techniques that enhance the ecological character of the Oak Ridges Moraine.</p>	<p>[No change]</p>	<p>No change.</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
<p>Transition to Neighbourhoods</p> <p>5. <i>Development</i> shall transition to a compatible built form adjacent to <i>low-rise</i> residential areas.</p>	<p>[No change]</p>	<p>No change.</p>
<p>Walkable Streets and People Places</p>	<p>Walkable Streets and People Places</p> <p>4.3.2.3 PUBLIC REALM</p>	
	<p><u>The Oak Ridges Local Centre will provide for a high standard of public realm that encompasses a wide range of publicly accessible spaces, including sidewalks, streets, parks, natural areas, trails and paths. The Local Centre will be served by a more connected and multi-modal transportation system. Creating smaller development blocks with the introduction of new streets will improve circulation and access to amenities and destinations. In addition, the introduction of new parks and trails within and near the Local Centre will complement existing parks and urban open space, while offering active and passive recreational opportunities. Over time, this Local Centre will facilitate the development of a continuous network of publicly accessible spaces for the pedestrian and cyclist.</u></p>	<p>A new preamble is proposed to be added to provide additional details on the vision for the public realm.</p> <p>The Key Directions report recommends that the Official Plan clearly identify public realm needs, especially within centres. The combination of proposed policy and schedules is intended to fulfil that recommendation.</p>
	<p><u>It is the policy of Council that:</u></p> <p><u>Public Streets and Active Transportation Connections</u></p> <p>1. <u>Proponents of <i>development</i> shall implement the street network and active transportation network as</u></p>	<p>This proposed policy is intended to support the Key Direction to support the mobility hierarchy through modern main street design and compact built-form.</p>

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	<p><u>conceptually shown on Schedule F2 (Public Realm), to support a fine-grained street network along with more connections for cyclists and pedestrians.</u></p> <p><u>2. Sidewalks shall be provided on both sides of new public streets.</u></p>	<p>New streets are proposed in the Local Centre and the proposed schedule identifies the location.</p> <p>The proposed Active Transportation network is intended to support the Key Direction to enhance connections to nearby lakes and forest. These cycling facilities are intended to support active transportation by creating more connections.</p> <p>Policy (2) is added to ensure that new public streets will have sidewalks on both sides; as policies 3.5.6(4) and (5) do not make this mandatory.</p>
<p>4. Vehicular access to Yonge Street shall be limited and generally provided from side to rear streets.</p>	<p>3. 4. Vehicular access to Yonge Street shall be limited and generally provided from side to rear streets.</p> <p><u>Development located on properties with Yonge Street frontage between King Road and Regatta Avenue on the west side of Yonge Street and between North Lake Road and Ridge Road on the east side of Yonge Street is encouraged to consolidate accesses between properties to create, preferably continuous, interconnections. These interconnections shall meet or exceed the City’s minimum standards for design, construction, and maintenance to:</u></p>	<p>This deleted policy is provided on a citywide basis in Chapter 3, see 3.5.6 (3)(e).</p> <p>This policy has been modified to provide direction for interconnections across properties located at a specific section of Yonge Street within the Oak Ridges Local Centre, to support York Region’s goal of providing alternative access points for service vehicles off of</p>

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	<p><u>a. minimize the impact of servicing and loading on Yonge Street;</u></p> <p><u>b. provide access for service vehicles off of Yonge Street;</u></p> <p><u>c. improve traffic and active transportation circulation; and</u></p> <p><u>d. provide infrastructure to support active transportation that is safe and comfortable.</u></p> <p><u>4. The need for interconnection between properties shall be determined by the City and/or Region, including public easements to allow cross property access.</u></p>	<p>Yonge Street in this area over the long term.</p>
	<p>[New sidebar text]</p> <p><u>Requested interconnections among development sites are intended to supplement the fine-grained street network, improve multi-modal circulation, and minimize vehicular accesses onto arterial roads. Such interconnections may be required to include the following:</u></p> <ul style="list-style-type: none"> • <u>sidewalks on both sides;</u> • <u>bicycle facilities;</u> • <u>vehicle travel lanes and turn radii that can support service vehicles;</u> • <u>parking and curbside pick-up/drop-off lanes as appropriate; and/or</u> 	<p>While not part of the OPA, the new sidebar is proposed to be added to this sub-section, to provide additional information regarding the function and form of interconnections that may be provided on development sites.</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
	<ul style="list-style-type: none"> • <u>application of the City’s minimum standards for design, construction, and maintenance.</u> 	
	<p><u>Open Space</u></p> <p><u>6. Proposed parks are identified within and near the Local Centre on Schedule F2, and generally described as follows:</u></p> <p><u>a. a Neighbourhood Park at the north-east corner of Glenn Street and Wellspring Avenue. This park is planned to accommodate active park facilities to serve future residents.</u></p> <p><u>b. a Linear Park along Bostwick Crescent. This park is planned to function as a comfortable pedestrian and cycling connection between Bond Crescent and King Road and as a physical separation between a portion of the Neighbourhood and Local Centre designations.</u></p> <p><u>c. a Neighbourhood Park and Community Park southeast of Yonge Street and Bloomington outside of the Local Centre boundary are planned to accommodate active park facilities to serve future residents.</u></p> <p><u>d. a Neighbourhood Park on the west side of Yonge Street between Elm Grove Avenue and Maple Grove Avenue outside of the Local Centre</u></p>	<p>These proposed parks are intended to support active transportation by creating more connections and provide new park space to accommodate growth within this area. New park land provides opportunities for social connections and adds to the vibrancy of this area.</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
	<p><u>boundary is planned to accommodate active park facilities to serve future residents.</u></p>	
	<p><u>7. New development is encouraged to provide urban plazas to enhance the park system within Oak Ridges and increase the vibrancy of this Local Centre.</u></p>	<p>This policy is proposed to encourage the creation of publicly accessible and privately owned open space in addition to the public parks identified on Schedule F2.</p>
5.1 SECONDARY PLANS		
<p>3. Secondary Plans shall be prepared for the following areas of the City as shown on Schedule A10 (Secondary Plan Areas) of this Plan:</p> <ul style="list-style-type: none"> a. Richmond Hill Centre; b. Downtown Local Centre; c. Oak Ridges Local Centre; d. Yonge Street and 16th Avenue Key Development Area; and e. Yonge Street and Bernard Avenue Key Development Area. 	<p>3. Secondary Plans shall be prepared for the following areas of the City as shown on Schedule A10 (Secondary Plan Areas) of this Plan:</p> <ul style="list-style-type: none"> a. Richmond Hill Centre; b. Downtown Local Centre; c. Oak Ridges Local Centre; d. Yonge Street and 16th Avenue Key Development Area; and e. Yonge Street and Bernard Avenue Key Development Area. 	<p>This OPA constitutes the secondary planning for the Oak Ridges Local Centre, as such it can be removed from this list.</p>
<p>9. In addition to the Secondary Plan requirements outlined in Section 5.1.5 and 5.1.7 of this Plan, the Oak Ridges Local</p>	<p>[Delete]</p>	<p>This OPA constitutes the secondary planning for the Oak Ridges Local Centre, as such it can be removed.</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
<p>Centre Secondary Plan shall include policies respecting the following:</p> <ul style="list-style-type: none"> a. Opportunities for the establishment of a gateway focal point around the intersection of Yonge Street and King Road. The gateway focal point should serve as an identifiable landscape-oriented square or park that celebrates the identity and character of the Oak Ridges community and functions as a gateway to the Local Centre; b. Options for the creation of a grand landscaped boulevard within the Yonge Street right-of-way through a block planning exercise; c. Opportunities for partnerships to undertake a demonstration project to act as a catalyst for the creation of or extension of pedestrian-oriented mews, courtyards, squares, or other pedestrian amenities and urban open space connections; and d. Direction to establish a coordinated palette of unique paving, lighting, planting, and signage for use within the grand landscaped boulevard. 		

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale
6. EXCEPTIONS		
<p>8. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Lot 74 and Part of Lots 75 and 76, Plan 136 (municipally known as 7 and 11 Bond Crescent) and shown as Exception Area “8” on Schedule A11 (Exceptions) to this Plan, the following shall apply:</p> <p>a. The maximum permitted density shall be 96.11 units per hectare (38.9 units per net residential acre);</p> <p>b. The maximum permitted building height shall be four (4) storeys along the easterly portion and three (3) storeys along the westerly portion of the lands; and,</p> <p>c. The maximum permitted number of dwelling units on the overall site shall be 99.</p>	[Delete]	<p>This is a technical amendment. This permission is no longer considered to be an exception, given that the preceding policies and proposed schedules of this OPA equally permits the height and density of development noted in this policy.</p>
<p>28. Notwithstanding any other provision of this Plan to the contrary, in accordance with Local Planning Appeal Tribunal Decision dated December 16, 2020 (Case No. PL171396) for the lands known as Part of Lot 13, Plan 202 (Municipal Address: 13042</p>	[Delete]	<p>This is a technical amendment. This permission is no longer considered to be an exception given that the preceding policies and proposed schedules of this OPA equally permits the height</p>

OFFICIAL PLAN (2023 CONSOLIDATION)	OPA 18.8 PROPOSED CHANGES	Rationale						
<p>Yonge Street) and shown as Exception Area Number 28 on Schedule A11 (Exceptions) to this Plan, the following shall apply:</p> <p>a. It is intended that the subject lands be developed in the form of a mid-rise, medium density residential building;</p> <p>b. The maximum density permitted on the subject lands shall be 2.46 FSI (Floor Space Index); and,</p> <p>c. The maximum building height permitted on the subject lands shall be 6 storeys.</p>		<p>and density of development noted in this policy.</p>						
7.0 INTERPRETATION								
<p>7.5 LIST OF SCHEDULES</p>	<p>[Add to the table of schedules:]</p> <table border="1" data-bbox="762 889 1535 1063"> <thead> <tr> <th data-bbox="762 889 934 928">Schedule</th> <th data-bbox="934 889 1535 928">Schedule Name</th> </tr> </thead> <tbody> <tr> <td data-bbox="762 928 934 1003">F1</td> <td data-bbox="934 928 1535 1003">Oak Ridges Local Centre Density Allocation</td> </tr> <tr> <td data-bbox="762 1003 934 1063">F2</td> <td data-bbox="934 1003 1535 1063">Oak Ridges Local Centre Public Realm</td> </tr> </tbody> </table>	Schedule	Schedule Name	F1	Oak Ridges Local Centre Density Allocation	F2	Oak Ridges Local Centre Public Realm	<p>New schedules are proposed and therefore are proposed to be added to this table.</p>
Schedule	Schedule Name							
F1	Oak Ridges Local Centre Density Allocation							
F2	Oak Ridges Local Centre Public Realm							

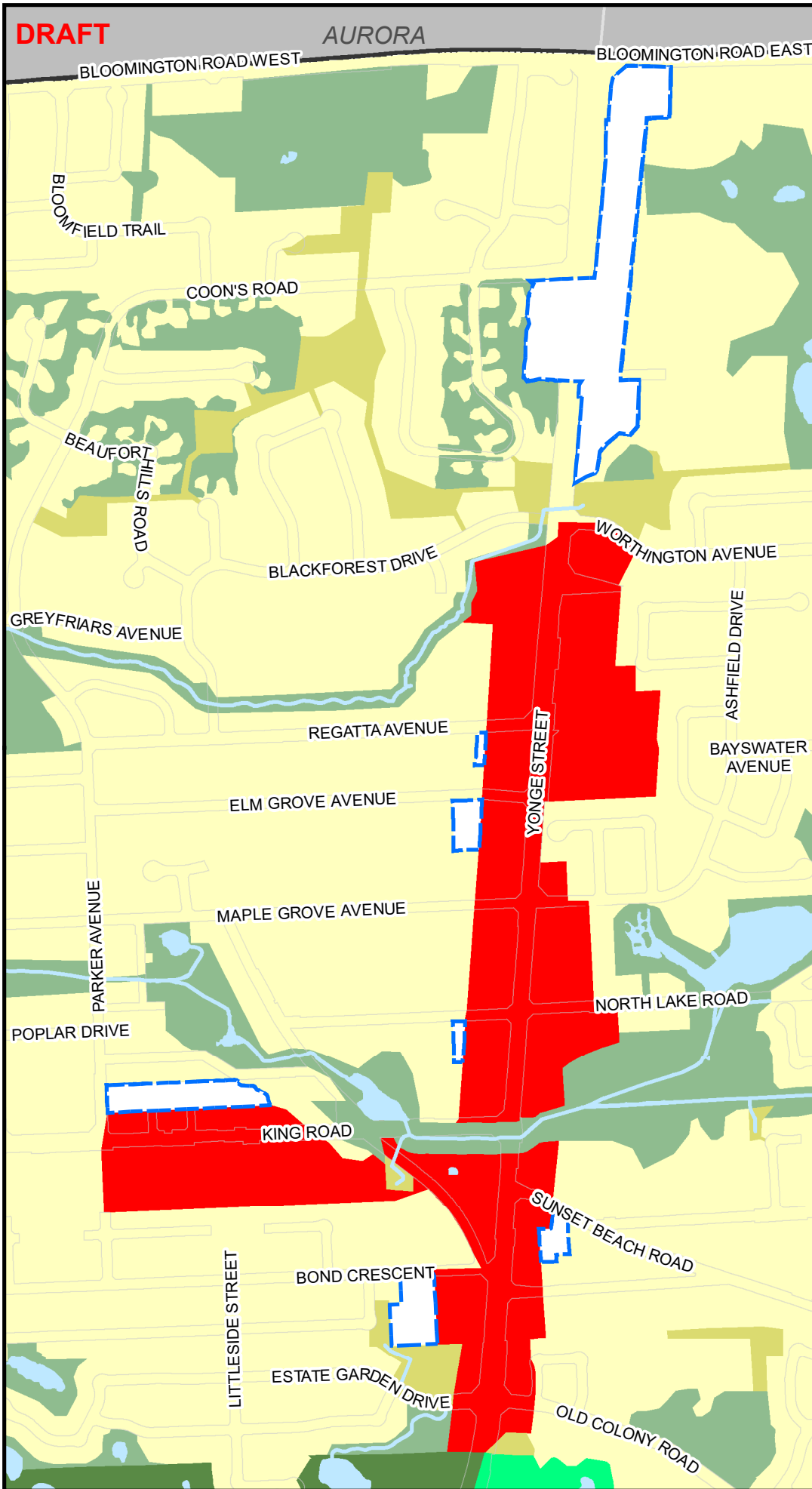
New and Proposed Changes to Schedules:

Schedule	OPA 18.8 Proposed Changes	Rationale
<p>Schedule A2 (Land Use)</p>	<p>Schedule A2 (Land Use) is amended to redesignate the areas shown on Schedule 1 to this amendment from “Neighbourhood” to “Local Centre”.</p>	<p>Proposed modifications to Schedule A2 to implement the Key Direction to expand the existing ORLC boundary to support objectives for the Regional Corridor and for building complete communities. The lands being</p>

Schedule	OPA 18.8 Proposed Changes	Rationale
		<p>re-designated from “Neighbourhood” to “Local Centre” are identified on Schedule 1 to OPA 18.8.</p> <p>Minor boundary adjustments for lands located south of Regatta Avenue are proposed to address past land use approvals or existing development that supports the ORLC vision.</p> <p>Note that the designation will simply be “Local Centre”, rather than a specific named “Oak Ridges Local Centre”; as such this designation can also be applied to subsequent Local Centres that are added to the Official Plan in accordance with the Schedule A1: City Structure.</p>
Schedule A8	Schedule A8 (Street Classification) is amended to identify new “Planned Local Street” and “Planned Collector Street” as shown on Schedule F2 to this OPA.	This will enable the next OP consolidation to update Schedule A8 in accordance with the street network as shown on Schedule F2.
Schedule A10 (Secondary Plan Areas)	Schedule A10 Secondary Plan Areas is amended by deleting “Oak Ridges Local Centre.”	This Local Centre is no longer proposed to be a Part II Secondary Plan area; as it is a part of Chapter 4 policies.
Schedule A11 (Exceptions)	Schedule A11 Exceptions is amended by deleting Exception Areas 8 and 28.	These Exception areas are proposed to be removed from Schedule A11 for the same reasons provided above with respect to Exception Policies 8 and 28 from Chapter 6.
NEW	The following Schedules are added to Chapter 7 the Official Plan: a. Schedule F1 Oak Ridges Local Centre Density Allocation	New schedules are proposed for density allocation and public realm.

Schedule	OPA 18.8 Proposed Changes	Rationale
	b. Schedule F2 Oak Ridges Local Centre Public Realm	

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Legend

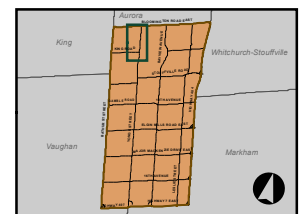
Lands to be redesignated from "Neighbourhood" to "Local Centre"

Land Use Designations

- Natural Core
- Natural Linkage
- ORM Natural Core
- ORM Natural Linkage
- Local Centre
- Neighbourhood

Other

- Waterbodies
- Watercourses
- Greenway



PLANNING & INFRASTRUCTURE DEPARTMENT

Scale 1:11,000



NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. While every effort is made to ensure its accuracy, currency and completeness, it is not a plan of survey. Due to size constraints and changes that occur over time, the City cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquires with the City of Richmond Hill Planning And Infrastructure Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.

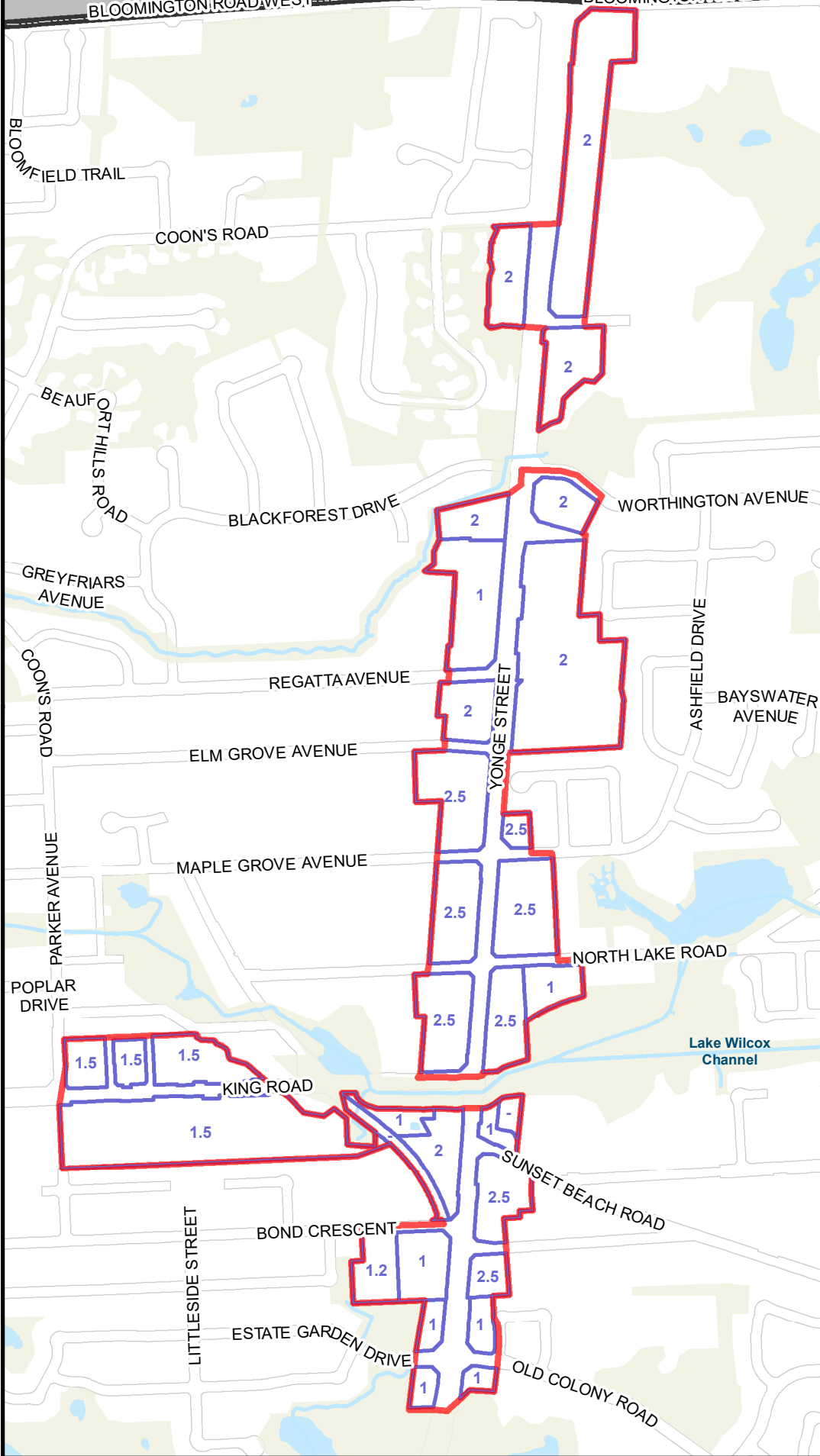
**RICHMOND HILL
OFFICIAL PLAN
SCHEDULE 1
TO OPA 18.8**

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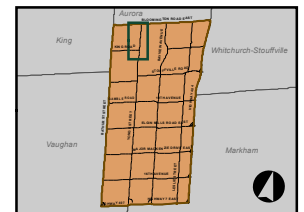
BLOOMINGTON ROAD WEST

BLOOMINGTON ROAD EAST

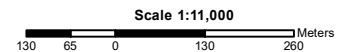


Legend

- Oak Ridges Local Centre Boundary
- Boundary of density category area with maximum FSI
- Waterbodies
- Watercourses
- Greenway



PLANNING & INFRASTRUCTURE DEPARTMENT

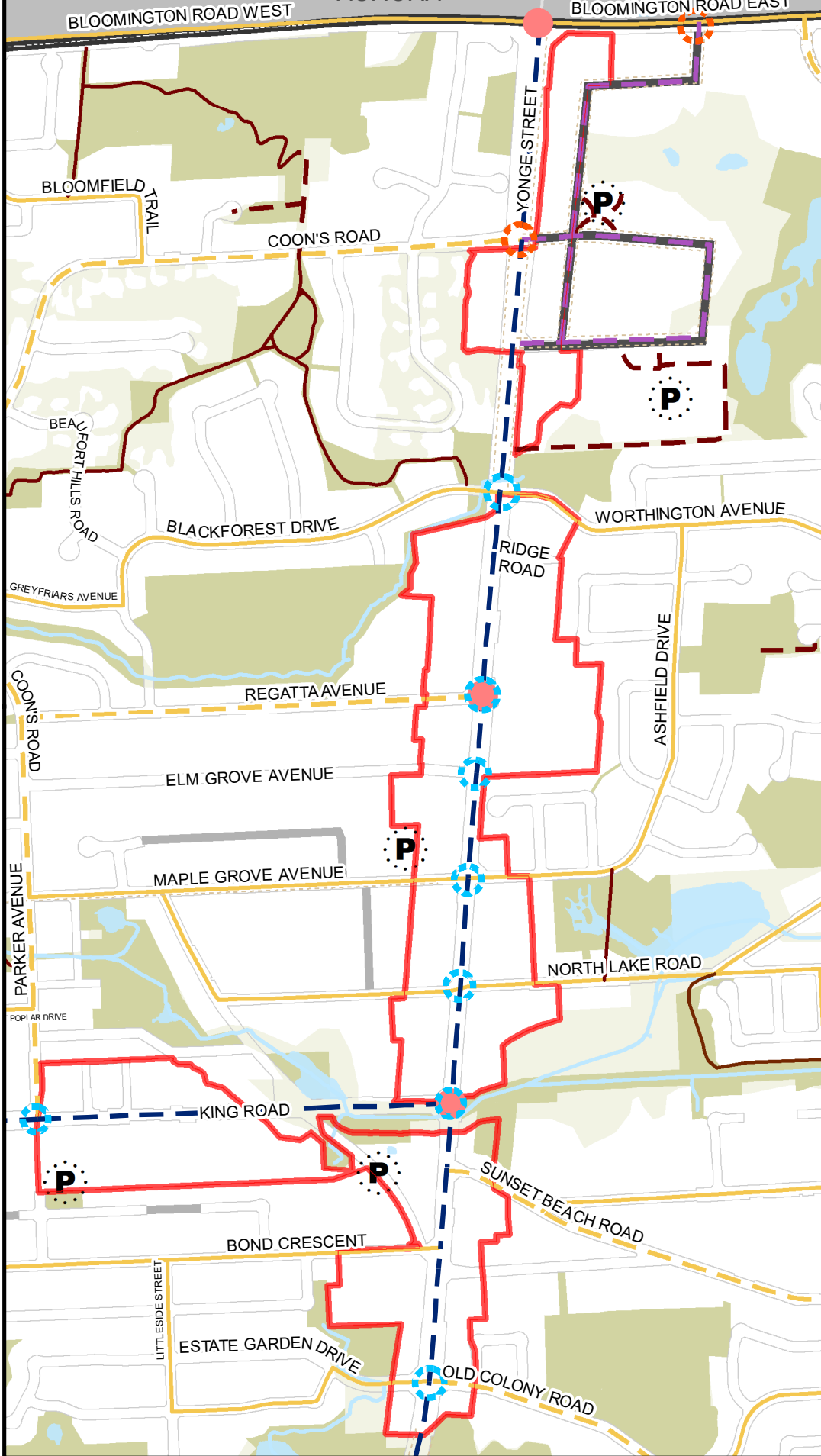


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**RICHMOND HILL
OFFICIAL PLAN
Oak Ridges Local Centre
Density Allocation
SCHEDULE F1**

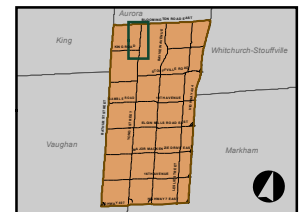
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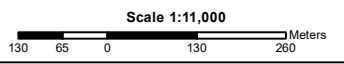


Legend

- Oak Ridges Local Centre Boundary
- Street Network**
- Planned Signalized Intersection
- Existing Signalized Intersection
- Planned Local Street - alignment to be confirmed
- Planned Collector Street - alignment to be confirmed
- Recreational Trails/ Bicycle Facilities**
- Planned Conventional Bicycle Lanes
- Planned Protected Bicycle Facilities
- Planned Off-Road Trail
- Planned Regional Bicycle Facilities
- Existing Conventional Bicycle Lanes
- Existing Protected Bicycle Facilities
- Existing Off-Road Trail
- Parks and Urban Open Space**
- Planned Parks and Urban Open Space
- Existing Parks and Urban Open Space
- Public Infrastructure**
- Planned Bus Rapidway Transit Station
- Other**
- ~ Waterbodies
- ~ Watercourses
- Greenway



PLANNING & INFRASTRUCTURE DEPARTMENT



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**RICHMOND HILL
OFFICIAL PLAN
Oak Ridges Local Centre
Public Realm
SCHEDULE F2**